

## **TOWN COMMISSIONER'S MEETING**

CHARLESTOWN, MARYLAND

September 10, 2013

The Town Meeting was called to order by President Robert Gell at 7:00pm. Commissioners present were Renee Capano, Ken Confalone, Bruce Hechmer, Commissioner Letts was not present.

Pledge of Allegiance was led by Dakota Strong, BSA Troop 367

Approval of the Minutes – August 27, 2013 – Commissioner Capano motioned to approve the minutes of August 27, 2013. Commissioner Confalone seconded and all were in favor, 4 – 0.

Accounts Payable Review – Commissioner Confalone motioned to approve the accounts payable in the amount of \$52,847.58 and Commissioner Capano seconded and all were in favor, 4 – 0.

Miller Environmental August Report – Robert Corn Commissioner introduced the CEO of Miller Environmental, Michael Poyner. Mr. Corn gave the report of activity for the month. Mrs. Capano asked about the progress of the telemetry project in the water tower. Mr. Corn responded saying that radios were not working correctly and needed to be sent back to be re-programmed but when they are back should work fine.

Fluoridation - Town Water Supply – Mr. Pumpaly stated that several of the commissioners were interested in adding fluoride to the Town's drinking supply. Mr. Poyner discussed as well as giving an itemized list of what would be needed and the cost of changing the system to be able to accommodate the chemical. The capital cost was listed as \$4260.00. The annual cost to manage and of supplies is listed at \$8035.00. Mr. Poyner said from his experience, the addition of fluoride to the water system is "community driven". It is a very corrosive chemical and has to be stored carefully. The discussion continued of the benefits and the risks and costs associated with the addition of fluoride to our water system. No decision was reached.

Sheriff's August Report – Sgt. Ron Schmidt presented the August Charlestown Patrol. Commissioner Hechmer asked if there were any reports of thief down at the Town Pier. Mr. Pumpaly followed up that there were rumors that there were batteries stolen from boats on the Town pier. Sgt. Schmidt stated that he didn't know of any reports but would get further reports upon returning to day shift and would advise Mr. Pumpaly of his findings.

### Commissioner Work Session (Disposition of Parks, Beaches, Parking) for 2014 Season

The commissioners identified many problems that affect the residents of the Town; overcrowding of the beaches and the beach area, not enough parking and cars parking illegally, overuse of boat launch, (trailers backed up on road), emergency vehicles not able to come thru roads in the event of an emergency. Some options that were discussed; contracting with towing company to tow illegally parked vehicles at owners expense; beach passes (free for residents), more sheriff patrol hours during the summer weekends, clear signage stating "open dusk to dawn" & "no alcohol" & "no parking" as needed. An electronic gate at boat ramp and hiring a beach attendant to patrol and sell beach passes. Also, a proposed picnic area and kayak launch. The commissioners committed to work on solutions with the ability to enforce them.

Commissioner Capano advised that Lisa from DNR was coming to discuss the kayak launch again on September 18<sup>th</sup> at 9:00am.

APG Oktoberfest – Commissioner Capano advised the commissioners about the Oktoberfest at APG. On October 13<sup>th</sup>, Cecil County will be on display and she is planning the Charlestown display. She stated that she has a meeting to attend on Wednesday and will have more details to follow.

Halloween Event; Commissioner Capano stated that the Halloween parade and costume contest will be on Friday, October 25<sup>th</sup>. The Charlestown fire department and the Perryville high school band are confirmed. The line-up will start at 4pm at Fair Green Park.

## **Town Administrator's Report**

### **Old Business**

□ New Lease Agreement Encroached Slips – N.E.R.M. Mr. Pumpaly updated the commissioners on the lease with North East River Marina, they have paid the \$1000 that was owed and they were not as late as was noted before. Mr. Pumpaly also stated that he is not sure that the verbiage of the existing agreement is clear. He asked the commissioners for suggestions concerning the writing of a new lease. Commissioner Confalone stated that the Town should not enter into a new lease with N.E.R.M. until they are completely paid up and the Aged accounts receivables show that they owe \$765.83. (Mr. Pumpaly said that they are taxes).

□ Cecil Inn Current Status - Mr. Pumpaly presented a status report for the Cecil Inn. He listed seven items concerning the status of the property; 1. The Maryland Historic Trust does not have a mechanism to take back or buy back a historic property for future grant consideration. 2. The house could be sold to an individual or group. 3. The land could be sub-divided and the conforming parcel could be sold on the open market. 4. The building could be converted into a Town Hall; a low interest loan from the Dept. of Housing & Community Development may be available for construction. 5. A balloon payment is due to pay off the loan in October 2014. The balloon payments mechanism is no longer used by the Historic Trust. 6. Contact Ann Raines of the Historic Trust to discuss financial options available to the Town. 7. Mr. Pumpaly asked the commissioners what action do they care to take?

Commissioners Hechmer and Capano suggested interviewing real estate agents to list the house and maybe get an appraisal. Commissioner Confalone said he would talk to Ann Raines of the Historic Trust to see what if anything could be done about the balloon payment coming due.

□ Athletic Complex Walking Trail Lighting - L.E.D. Retrofit Study- Mr. Pumpaly has been working on replacement LED bulbs to be used in globe lights. This would entail only minimal change to the existing light fixtures. He has not gotten all the information he had requested but he was thinking of just converting one bulb for a test. He will advise at next meeting. President Gell said that he is aware of another company that he will give to Mr. Pumpaly to contact.

□ St. John's Methodist Church Parcel #53 Ownership Issues - Mr. Pumpaly referenced that the Town had agreed to cut grass around the parsonage until it is determine who owns land. The Town attorney did research and although it is not clear who owns the parcel, if the church wants it, they can have it but the parcel will need to be adjusted as not to include any cemetery lots. Mr. Ron Edwards said that the church voted to take the parcel only if it is of no cost to the Church and they would agree to mow the grass. Discussion continued but the decision was tabled due to Commissioner Capano and President Gell inability to vote due to their interest in the church and Commissioner Letts not being present.

□ Community Parks & Playgrounds Final Grant Approval – Mr. Pumpaly reported that we received the final grant approval for the plan to re-surface the basketball, tennis and pickle ball court. Mr. Pumpaly stated that he would start seeking bids.

### **New Business**

- Mr. Pumpaly presented the August cash balance, and accounts receivable.
- August Building Permit Review – Mr. Pumpaly stated that we only had 3 or 4 building permits and none were for a new construction in the Cool Springs development.
- August Work Order Review- Mr. Pumpaly did not present the review this month.

### **Period of Public Comment:**

- Becky Phillips: Stated that she spoke with Mr. David Rudolph this afternoon concerning the completion of the Ice House. He said that if the Town could come up with \$15K, he may be able to find \$15K. Mrs. Phillips would like it finished to have the plaque placed on the outside wall and to have a museum on the inside. Mr. Pumpaly thought that it would take less than that to stabilize the building. Mr. Robert Phillips said that they invested in the plaque and they are 91 years old and would like to see the plaque on the building. Commissioner Capano asked if the commissioners could ask Mr. Pumpaly to get a quote to complete the outside of the building and Mrs. Phillips was going to speak with Mr. Rudolph again.
- Mrs. Lori Wankel asked some questions;
  - Is there a site map that shows the Town Parks and where they are located? Commissioner Hechmer answered yes and it is on the website.
  - What can be done about the people around Town that let their dogs go lose and do not clean up after them? Dr. Gell answered that it needs to be addressed.
  - Did I hear that no one is living on a boat? Dr. Gell answered that yes some people live on boats.
  - When you are talking about charging for beaches, are you talking about all the beaches? Dr. Gell answered “yes”.
  - The loan that was taken out for Cecil Inn was that for purchase and renovations? Dr. Gell stated that it was just for purchase and at that time there were grants available for renovation but then dried up.
  - It looks like the “second coming” in the parking lot near the Wellwood, it looks like we are paying for those lights. Commissioner Confalone answered that we are not paying for the lights. Is there something that can be done to have them dimmed?

**Meeting adjourned at 8:41pm and an Executive Session followed.**

*Respectfully submitted by: Janine Antoshak, Town Clerk*